

PROPERTY LOCATION

No	Alt No	Direction/Street/City
96		BOW ST, ARLINGTON

OWNERSHIP

Owner 1:	MURRAY JEANNE M/ANN E
Owner 2:	
Owner 3:	
Street 1:	96-98 BOW STREET #1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	KELLY PATRICIA A -
Owner 2:	-
Street 1:	96-98 BOW STREET #1
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1909, having primarily Vinyl Exterior and 1217 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land
102	Condo		0		Sq. Ft.	Site

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	440,300			440,300
Total Card	0.000	440,300			440,300
Total Parcel	0.000	440,300			440,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:	361.79	/Parcel:	361.7

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	433,800	0	.		433,800	433,800	Year End Roll	12/18/2019
2019	102	FV	435,100	0	.		435,100	435,100	Year End Roll	1/3/2019
2018	102	FV	384,700	0	.		384,700	384,700	Year End Roll	12/20/2017
2017	102	FV	350,700	0	.		350,700	350,700	Year End Roll	1/3/2017
2016	102	FV	350,700	0	.		350,700	350,700	Year End Roll	1/4/2016
2015	102	FV	324,000	0	.		324,000	324,000	Year End Roll	12/11/2014
2014	102	FV	309,200	0	.		309,200	309,200	Year End Roll	12/16/2013
2013	102	FV	309,200	0	.		309,200	309,200		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLY PATRICIA	40162-539		7/20/2003		304,000	No	No		
GE CAPITAL INC	25379-569		5/31/1995		102,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/20/2018	291	Redo Bat	12,000	C				
6/18/2012	743	Siding	48,456					VINYL SIDING & TRI
11/5/2003	954	Porch	7,000	C		G6	GR FY06	1/3 COST TO EA CON
11/30/1998	823	Manual	2,500					DOOR-REPAIR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
8/16/2018	Left Notice	DGM	D Mann
8/16/2018	Measured	DGM	D Mann
7/18/2012	Info Fm Prmt	BR	B Rossignol
8/31/2005	Fieldrev-Chg	BR	B Rossignol
10/31/2000	Hearing N/C	197	PATRIOT
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	TAN		
View / Desir:	N - NONE		

Full Bath:	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	0	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

	Building Number 1.
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## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1909	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G6	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	33.000000000
Name:	48 - 7006

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 2		Baths: 1		HB 0					

## REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

## RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		5	2	0
<b>Totals</b>				
1		5	2	

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION		
Phys Cond:	GD - Good	18.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	18.6%

## CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.97990203
Adj \$ / SQ:	390.246
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	540929
Depreciation:	100613
Depreciated Total:	440317

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	390.25	
Special Features:	0	Val/Su Net:	361.79	
Final Total:	440300	Val/Su SzAd	361.79	

## MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,217	390.250	474,92
Net Sketched Area:		1,217	Total:	474,92
Size Ad	1217	Gross Are	1217	FinArea

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
9						
9						
7						

**IMAGE**

